

Reopen Nicollet Working Group  
Tuesday July 23, 2013  
Room 315 City Hall  
3:00pm to 4:00pm

1. Welcome and introductions: *Council Member Lilligren*
2. Developer and stores update: *David Frank*
  - Now that Sherman Associates is no longer pursuing site control, David Frank has been having discussions with the property owners and the retail operators, including with the grocery store land owners. They may be willing to enter into an agreement for either a lease or a purchase of their property. Staff will prepare financial analysis which includes income and expenses during a potential holding period. Decisions about pursuing site control will be made by policy makers, based on staff recommendations.
3. Project area: *Paul Mogush*
  - Paul is analyzing the current zoning situation in the area. Some zoning map and/or text changes may be necessary to ensure that development is consistent with the Midtown Minneapolis Plan.
4. Project schedule: *David Frank*
  - Staff is working on a “reverse critical path” to figure the timing connections between the 35W Transit Access Project and reopening Nicollet.
  - We reviewed revised key milestones, with friendly site control of the grocery store land and store lease this summer, and friendly site control of the entire site, including store leases, later this year. Expanded community engagement would begin at that time.
  - Joyce suggested reaching out to nearby property owners.
5. Resources for project development costs, studies, and public infrastructure: *David Frank, Steve Kotke*
  - We are revising the scope for a retail market study now that the project is City-led.
  - Hennepin County is doing a corridor-wide evaluation, with MNDOT involved, of the Midtown Greenway bridges and embankments from Humboldt to 20<sup>th</sup>. This study will answer many questions. City staff believes the Nicollet bridge will need to be replaced for a reopened Nicollet.
6. Right of way: *Don Elwood*
  - Don reviewed the right of way map for the area.
7. Community and stakeholder engagement: *David Frank*